104.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,300 / 812,300
					USE VALUE:	812,300 / 812,300
					ASSESSED:	812,300 / 812,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
343		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUK JASON &
Owner 2:	LEE TAMMY
Owner 3:	
Street 1:	343 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FINNEGAN JOHN F JR -
Owner 2:	FINNEGAN ANDREA L -
Street 1:	343 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,406 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1773 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8406.000	341,200	600	470,500	812,300
Total Card	0.193	341,200	600	470,500	812,300
Total Parcel	0.193	341,200	600	470,500	812,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.15 | /Parcel: 458.1

Legal Description

User Acct 66751

GIS Ref

GIS Ref

Insp Date 10/02/18

Entered Lot Size

Total Land:

Land Unit Type:

!8252!

PREVIOUS ASSESSMENT

Parcel ID 104.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,300	600	8,406.	470,500	812,400	812,400	Year End Roll	12/18/2019
2019	101	FV	290,500	600	8,406.	470,500	761,600	761,600	Year End Roll	1/3/2019
2018	101	FV	290,500	600	8,406.	403,300	694,400	694,400	Year End Roll	12/20/2017
2017	101	FV	290,500	600	8,406.	376,400	667,500	667,500	Year End Roll	1/3/2017
2016	101	FV	290,500	600	8,406.	322,600	613,700	613,700	Year End	1/4/2016
2015	101	FV	272,800	600	8,406.	289,000	562,400	562,400	Year End Roll	12/11/2014
2014	101	FV	209,600	600	8,406.	267,500	477,700	477,700	Year End Roll	12/16/2013
2013	101	FV	209,600	600	8,406.	255,100	465,300	465,300		12/13/2012

PRINT

Date	Time
12/10/20	22:49:56

LAST REV

Date	Time
02/05/19	12:13:30

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8252

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINNEGAN JOHN F	1454-57		6/12/2014		630,500	No	No		
FLYNN KEVIN I &	1368-64		5/15/2009		451,000	No	No		
	759-49		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	66751
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2011	513	Demo Poo	2,500					
6/8/2010	602	Re-Roof	2,500					
12/15/1994	666	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
2/11/2009	Meas/Inspect	294	PATRIOT
5/18/2000	Inspected	276	PATRIOT
11/10/1999	Mailer Sent		
10/25/1999	Measured	264	PATRIOT
8/12/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8406		Sq. Ft.	Site		0	70.	0.80	4									470,524						470,500	

Total AC/HA: 0.19298 | Total SF/SM: 8406 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 470,524 | Spl Credit | Total: 470,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	141.455
Other Features:	86750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382552
Depreciation:	41316
Depreciated Total:	341236

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

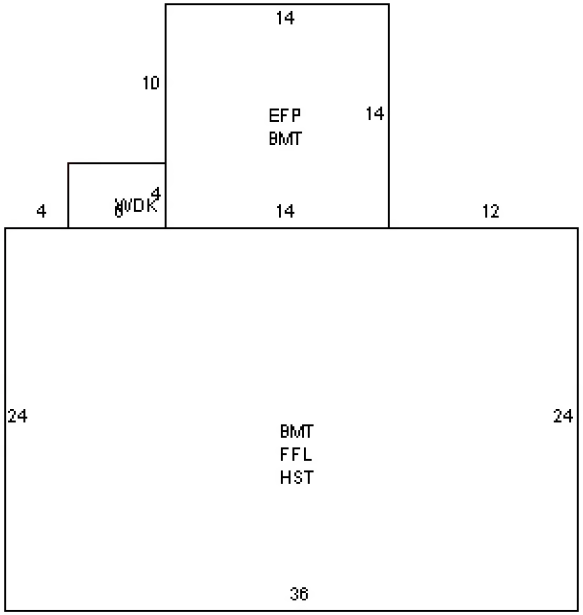
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.60
Special Features:	0	Val/Su Net:	132.45
Final Total:	341200	Val/Su SzAd	263.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,060	65.350	69,273
FFL	First Floor	864	141.460	122,217
HST	Half Story	432	141.460	61,109
EFP	Enclos Porch	196	41.030	8,042
WDK	Deck	24	15.970	383

Net Sketched Area:	2,576			Total:	261,024
Size Ad	1296	Gross Are	3008	FinArea	1773

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	45	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X10	A	AV	1985	8.00	T	27.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600